

DOUGLAS COUNTY, NV  
RPTT:\$3549.00 Rec:\$35.00  
\$3,584.00 Pgs=4  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2019-928659**

**05/03/2019 03:36 PM**

WHEN RECORDED MAIL TO:  
Lisa Ann Besso Matthews  
2923 Cloudburst Canyon Drive  
Genoa, NV 89411

MAIL TAX STATEMENTS TO:  
Lisa Ann Besso Matthews  
Same as above

Escrow No. 1901758-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1419-26-610-008  
R.P.T.T. \$3,549.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Sharon Atkinson, An Unmarried Woman**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby  
Grant, Bargain, Sell and Convey to Lisa Ann Besso Matthews and William Francis Matthews, wife  
and husband as joint tenants**

**all that real property situated in the County of Douglas, State of Nevada, described as follows:**

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging  
or in anywise appertaining.**

Sharon Atkinson  
Sharon Atkinson

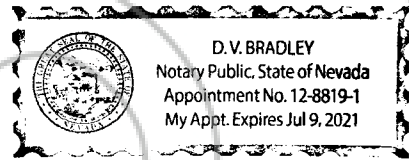
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on ,  
by Sharon Atkinson

May 1, 2019

D.V. Bradley  
NOTARY PUBLIC



COPIES

Escrow No. 1901758-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

**PARCEL 1:**

Lot 20 in Block A , as set forth on Final Subdivision Map, Planned Unit Development PD 05-001, Summit Ridge at Genoa Lakes Golf Resort Phase 3A, according to the map thereof, filed in the office of the County Recorder for Douglas County, State of Nevada, on September 12, 2007, in Book 907, Page 2074, as Document No. 709043, Official Records.

**PARCEL 2:**

Together with the following easements for Access:

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, in Book 298, Page 4658, as Document No. 433367, Official Records.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded on February 3, 2004, in Book 204, Page 954, as Document No. 603680, Official Records.

A 60 foot private access, private irrigation, and public utility easement, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof filed on February 11, 2004, in Book 204, Page 4470, as Document No. 604356, Official Records.

An easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, in Book 1296, Page 4911, as Document No. 403934, Official Records.

An easement for pedestrian and vehicular ingress and egress to and from that certain real property, and the installation, construction, repair, maintenance, and replacement of roadway improvements within the Easement Area, such as, without limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6)",

executed by Ronald L. Simek, recorded on February 3, 2004, in Book 204, Page 862, as Document No. 603676, Official Records.

PARCEL 3:

Also Together with the following Reservations, Easements and Covenants for the benefit of Parcel 1, herein:

Easements pursuant to document entitled "Ancillary Easements Memorandum", recorded March 31, 2005, in Book 305, Page 14366, as Document No. 640526, Official Records.

Easements pursuant to document entitled "Grant of Easement", recorded May 1, 2006, in Book 506, Page 168, as Document No. 673811, Official Records.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 506, Page 347, as Document No. 673835, Official Records.

Easements pursuant to document entitled "Grant of Easements", recorded May 1, 2006, in Book 506, Page 377, as Document No. 673836, Official Records.

Easements pursuant to document entitled "Reciprocal Parking and Access Easement Agreement", recorded July 24, 2006, in Book 706, Page 8118, as Document No. 680413, Official Records.

Easement pursuant to document entitled "Grant of Mailbox Cluster Easement", recorded December 1, 2006, in Book 1206, Page 66, as Document No. 689800, Official Records.

APN: 1419-26-610-008

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1419-26-610-008  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:  
 a.  Vacant Land      b.  Single Fam. Res.  
 c.  Condo/Twnhse      d.  2-4 Plex  
 e.  Apt. Bldg      f.  Comm'l/Ind'l  
 g.  Agricultural      h.  Mobile Home  
 i. Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 910,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 910,000.00  
 d. Real Property Transfer Tax Due: \$ 3,549.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Sharon Atkinson Capacity gate  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sharon Atkinson  
 Address: 88 Blaven Drive  
 City: Henderson  
 State: NV Zip: 89002

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Lisa Ann Besso Matthews <sup>+William Francis</sup>  
 Address: 2923 Clauburst Canyon Dr. <sup>Matthews</sup>  
 City: Alhambra  
 State: NV Zip: 89411

**COMPANY/PERSON REQUESTING RECORDING (Required If not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow No.: 01901758-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED